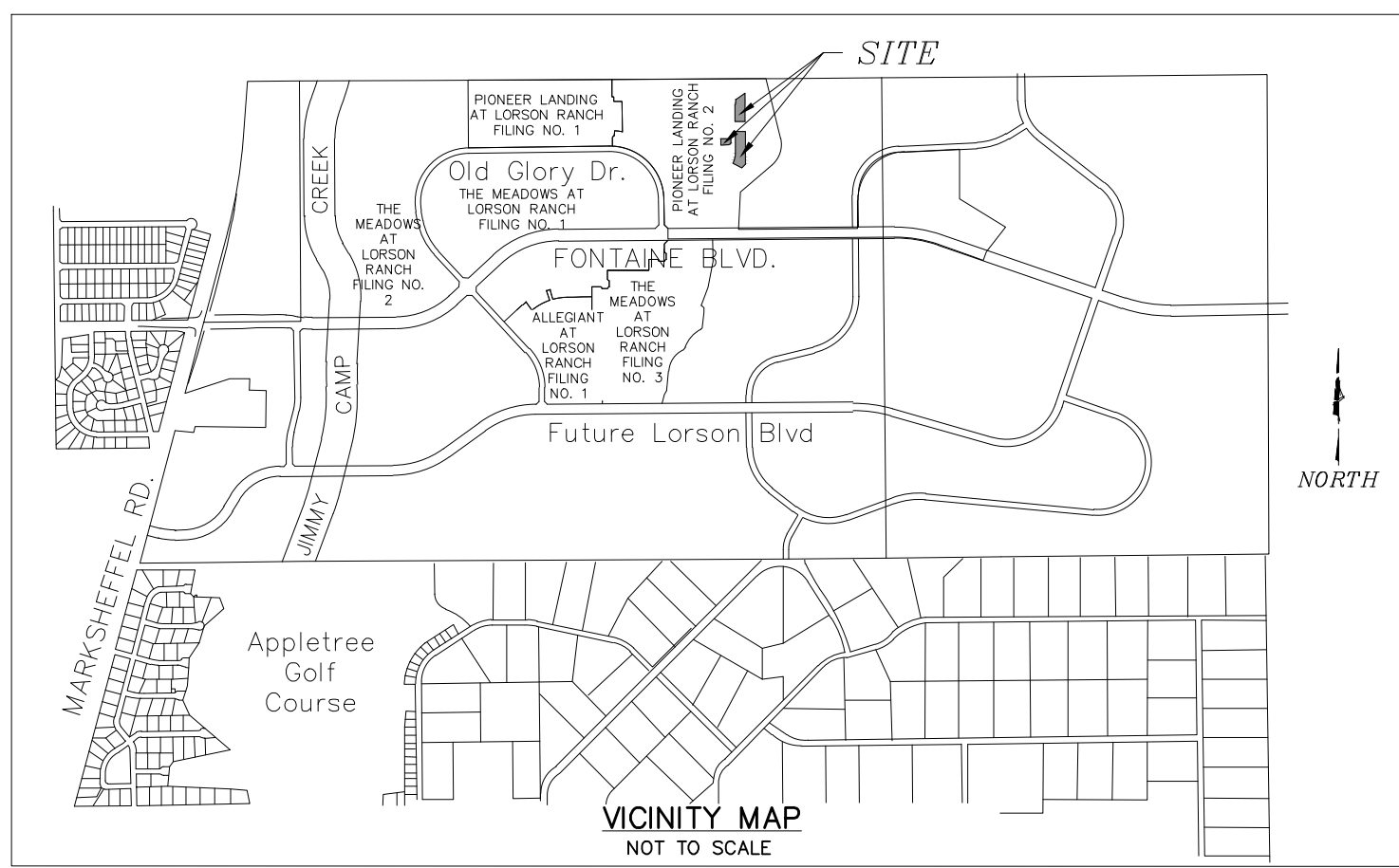


PIONEER LANDING AT LORSON RANCH FILING NO. 3

A REPLAT OF TRACT G, TRACT H AND TRACT K OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2"
BEING A PORTION OF THE NE 1/4 OF THE SE1/4 OF SECTION 14,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



Doesn't the LOMR-F need to be approved first?

No comments

SURVEY NOTES: (CONTINUED)

20. Terms, agreements, provisions, conditions, obligations and easements as contained in Water and Sanitary Sewer Easement Agreement(s), recorded June 12, 2008 at Reception No. 208067503; June 12, 2008 at Reception No. 208067504; June 12, 2008 at Reception No. 208067534; June 12, 2008 at Reception No. 208067645; and June 12, 2008 at Reception No. 208067648.
21. Terms, agreements, provisions, conditions, obligations and easements as contained in Temporary Construction Easement Agreement(s), recorded June 12, 2008 at Reception No. 208067652; June 12, 2008 at Reception No. 208067656; June 12, 2008 at Reception No. 208067657; June 12, 2008 at Reception No. 208067667; June 12, 2008 at Reception No. 208067672; and June 12, 2008 at Reception No. 208067676.
22. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 05-526, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Approval of Rezone recorded November 5, 2008 at Reception No. 208120452.
23. Terms, agreements, provisions, conditions and obligations as contained in Pioneer Landing at Lorson Ranch Subdivision Planned Unit Development Guidelines recorded December 10, 2009 at Reception No. 209141654.
24. Terms, agreements, provisions, conditions, obligations and easements as contained in Right of Entry to the Colorado Springs Utilities (Southern Delivery System), recorded February 24, 2012 at Reception No. 212020136; and recorded February 24, 2012 at Reception No. 212020137. City of Colorado Springs Possession and Use Agreement (Southern Delivery System), recorded March 01, 2013 at Reception No. 213027535.
25. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 12-126, by and before the Board of County Commissioners, County of El Paso, State of Colorado, regarding School Site Dedication Agreement recorded April 13, 2012 at Reception No. 212042170.
26. Terms, agreements, provisions, conditions and obligations as contained in School Site Dedication Agreement recorded July 27, 2012 at Reception No. 212047863.
27. Deed recorded December 05, 2012 at Reception No. 212145159, makes reference to the conveyance of all oil, gas and other minerals.
28. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 12-382, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Adopting the El Paso County Road Impact Fee Program, recorded November 15, 2012 at Reception No. 212136575.
29. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-118, by and before the Board of County Commissioners, County of El Paso, State of Colorado recorded April 13, 2016 at Reception No. 216037512.
30. Any assessment or fee, by reason of inclusion within the Security Fire Protection District as disclosed by Order of Inclusion recorded July 31, 2013 at Reception No. 213098578.
31. Terms, agreements, provisions, conditions and obligations as contained in Water Delivery System Easement Agreement recorded September 16, 2015 at Reception No. 215101175; and recorded September 16, 2015 at Reception No. 215101176.
32. Any fee, tax, lien or assessment by reason of inclusion within the Lorson Ranch Metropolitan District No. 3, as set forth in Proposed Order of Inclusion within said district recorded May 26, 2016 at Reception No. 216056939.
33. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-228, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Approval of Rezone, recorded June 29, 2016 at Reception No. 216070955.
34. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-229, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Approval of Preliminary Plan, recorded June 29, 2016 at Reception No. 216070956; Resolution No. 16-313, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Approval of Final Plan, recorded August 30, 2016 at Reception No. 216098747.
35. Matters as set forth and contained in the Lorson Ranch, Pioneer Landing Filing No. 2 and No. 3, PUD Development Plan Map recorded July 14, 2016 at Reception No. 216077631; and recorded February 02, 2017 at Reception No. 217013429.
36. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-456, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Approving a Petition for Inclusion of property within the District - Pioneer Landing Filing No. 2 recorded December 15, 2016 at Reception No. 216145947.
37. Terms, agreements, provisions, conditions, obligations and easements as contained in Public Right of Way Mailbox License Agreement, recorded January 5, 2017 at Reception No. 217001494.
38. Terms, agreements, provisions, conditions, obligations and easements as contained in Public Right of Way Landscape License Agreement, recorded January 5, 2017 at Reception No. 217001495.
39. Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, recorded January 5, 2017 at Reception No. 217001496.
40. Terms, agreements, provisions, conditions and obligations as contained in Subdivision Improvements Agreement recorded January 5, 2017 at Reception No. 217001497.
41. Covenants, conditions, restrictions and easements, if any, which do not contain a forfeiture or reverter clause, (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in instrument recorded January 5, 2017 at Reception No. 217001508 and any and all amendments and/or supplements thereto.
42. Easements, notes and notices as set forth on the plat of subdivision recorded January 5, 2017 at Reception No. 21713888.
43. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT, PRELIMINARY PLAT FILE NUMBER SP-12-005, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
44. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
45. UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5) PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10) PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

KNOW ALL MEN BY THESE PRESENTS:

THAT EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

TO WIT:

THREE SEPARATE TRACTS OF LAND LOCATED IN A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT G OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED AT RECEPTION NO. 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

TRACT H OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED AT RECEPTION NO. 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

TRACT K OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED AT RECEPTION NO. 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "PIONEER LANDING AT LORSON RANCH FILING NO. 3". THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

EAGLE DEVELOPMENT COMPANY,
A COLORADO CORPORATION
212 WASHATCH AVENUE NORTH,
SUITE 301
COLORADO SPRINGS, CO 80903

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, MANAGER,
EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION

ATTEST: _____

SECRETARY/TREASURER _____

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, A.D. BY
JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY
COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5) PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10) PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "PIONEER LANDING AT LORSON RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2017, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2A" ON THIS _____ DAY OF _____, 2017, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT _____

EL PASO COUNTY ASSESSOR _____

RECORDING:

STATE OF COLORADO)

COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK
M., THIS _____ DAY OF _____, 2017, A.D. AND IS DULY RECORDED UNDER
RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY,
COLORADO.

CHUCK BROERMAN, RECORDER

FEES: _____ BY: _____ DEPUTY

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 19, 2017, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2017

VERNON P. TAYLOR, COLORADO PLS NO. 25966,
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, COLORADO 80903

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FEES:

DRAINAGE FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

PARK FEE: _____

URBAN PARK FEE: _____

SUMMARY

12 LOTS	1.836 ACRES
TOTAL	1.836 ACRES



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

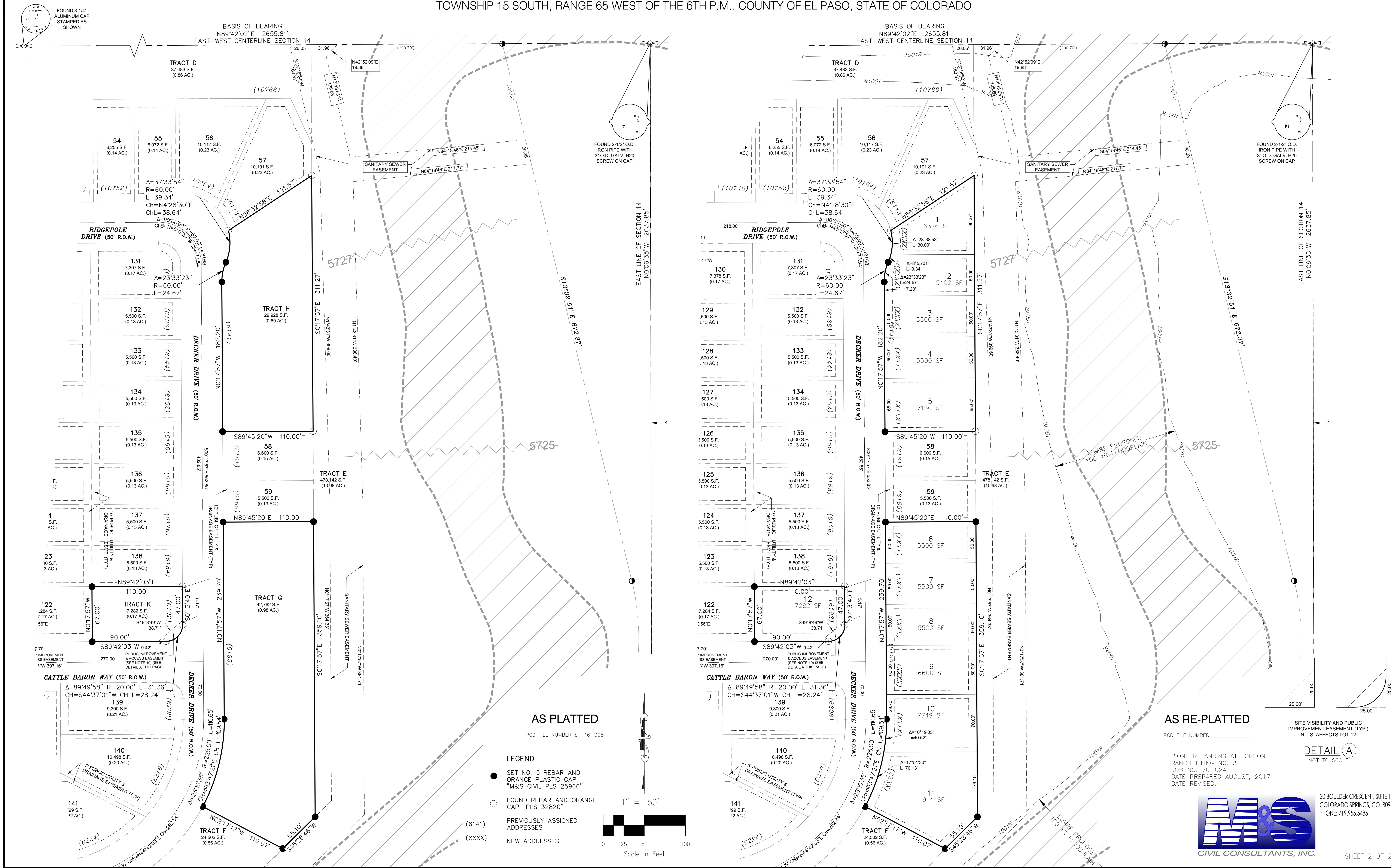
PIONEER LANDING AT LORSON
RANCH FILING NO. 3
JOB NO. 70-024
DATE PREPARED AUGUST, 2017
DATE REVISED:

PCD FILE NUMBER SF-16-008

SHEET 1 OF 2

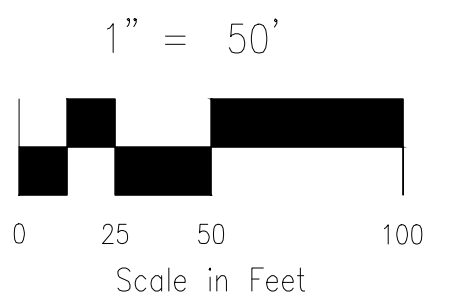
PIONEER LANDING AT LORSON RANCH FILING NO. 3

A REPLAT OF TRACT G, TRACT H AND TRACT K OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2"
BEING A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



AS PLATTED
PCD FILE NUMBER SF-16-008

- LEGEND**
- SET NO. 5 REBAR AND ORANGE PLASTIC CAP "M&S CIVIL PLS 25966"
 - FOUND REBAR AND ORANGE CAP "PLS 32820"
 - PREVIOUSLY ASSIGNED ADDRESSES
 - (XXXX) NEW ADDRESSES



AS RE-PLATTED
PCD FILE NUMBER _____

PIONEER LANDING AT LORSON RANCH FILING NO. 3
JOB NO. 70-024
DATE PREPARED AUGUST, 2017
DATE REVISED:

SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.) N.T.S. AFFECTS LOT 12

DETAIL A
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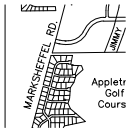


20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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SURVEY

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SURVEY

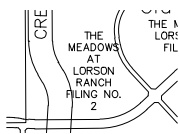
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VICINITY MAP



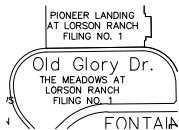
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THE MEADOWS AT LORSON RANCH FILING
NO. 2



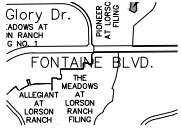
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Old Glory Dr.



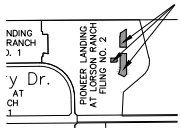
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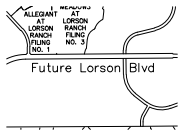
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PIONEER LANDING AT LORSON RANCH FILING NO. 2



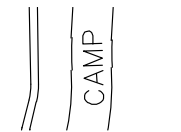
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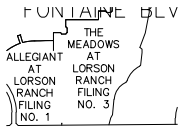
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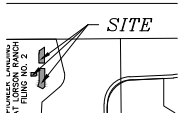
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THE MEADOWS AT LORSON RANCH FILING NO. 3



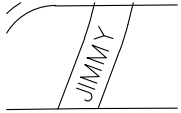
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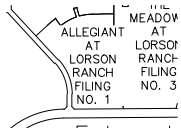
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ALLEGiant AT LORSON RANCH FILING NO. 1

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PIONEER LANDING AT LORSON
RANCH FILING NO. 3
JOB NO. 70-024
DATE PREPARED AUGUST, 2017
DATE REVISED:
PCD FILE NUMBER SF-16-008

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PIONEER LANDING AT LORSON RANCH
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AUGUST, 2017 DATE REVISED: PCD FILE
NUMBER SF-16-008

Old Glory Dr
THE MEADOWS AT
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THE MEADOWS AT LORSON RANCH FILING
NO. 1

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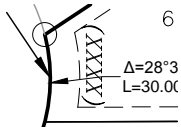
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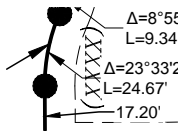
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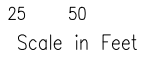
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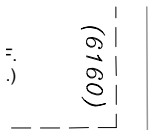
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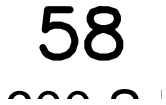
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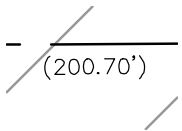
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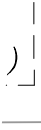


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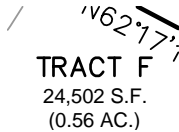
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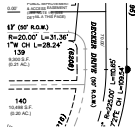


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Date:
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Date:
Color:



Subject:
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5.0009
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6+

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139
200 S E

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57

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123

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V62
TRACT F
24,502 S.F.
(0.56 AC.)

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138

5 500 S E

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C E

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110.00

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7,282 S.F.
(0.17 AC.)

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57



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S13°32'51"E 672.37'

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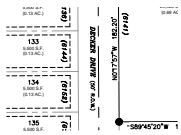
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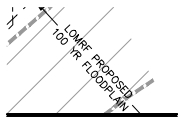
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EGEND
PT NO. 5 REFER AND



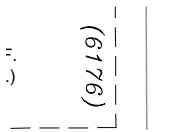
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DECKER DRIVE (50' R.O.W.)(50' R.O.W.)



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LOMRF PROPOSED 100 YR FLOODPLAIN



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141

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141

50

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50

182.20
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135

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239.70'
50.00'
(XXXXX)
5

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132

5 500 S E

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100

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- 4

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50'

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50'

N.T.S. AFFECTS LOT 12

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DETAIL A A NOT TO SCALE

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DECKER DRIVE (50' R.O.W.)

(6168)

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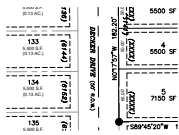
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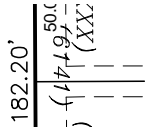
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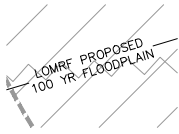
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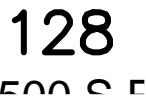
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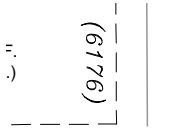
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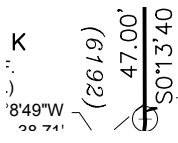
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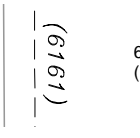
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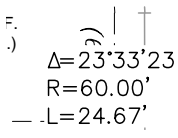
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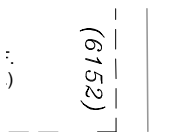
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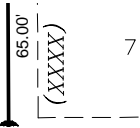


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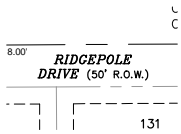
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500 S E

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127



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RIDGEPOLE DRIVE (50' R.O.W.)(50' R.O.W.)

55

070 S E

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133

500 S E

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133

(10752)

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(10752)

59

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56

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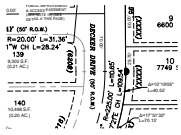
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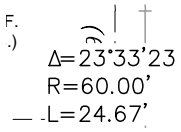
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DECKER DRIVE (50' R.O.W.)(50' R.O.W.)

131

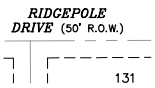
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(6120)



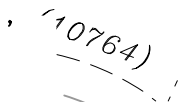
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RIDGEPOLE DRIVE (50' R.O.W.)(50' R.O.W.)

124

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124



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TRACT G
42,762 S.F.
(0.98 AC.)

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3.24

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10' PU
(6169)
NR0*15'

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TRACT D
37,483 S.F.
(0.86 AC.)

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133
5 500 S F

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7'57"W 1E
50.00
(XXXX)
5

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AS RE-PLATTED
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RANCH FILING NO. 3
JOB NO. 70-024
DATE PREPARED: AUGUST, 201

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7" F

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Date:
Color:

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125
500 S E

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125

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29,928 S.F.
(0.69 AC.)

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TRACT H

135
500 S E

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139

7 200 S F

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7

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122

7 221 S F

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25

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3.24
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PIONEER LANDING AT
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Color:

FIGURE 1
POD FILE NUMBER
PIONEER LANDING AT LORSON RANCH
RANCH FILING NO. 3
JOB NO. 70-024
DATE PREPARED AUGUST, 2017
DATE REVISED:

Subject: PIONEER LANDING AT LORSON RANCH
Page Label: [1] SHEET 2OF2 FILING NO. 3 JOB NO. 70-024 DATE PREPARED
Lock: Unlocked AUGUST, 2017 DATE REVISED:
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132
500 S E
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$\Delta = 37^{\circ}33'54''$
 $R = 60.00'$
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138

5 500 S E

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58

000 0 1

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129

500 S E

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Δ=37°33'54"
R=60.00'

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SHEET 2 OF 2

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13278 31.5884515

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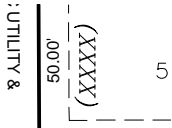
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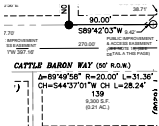
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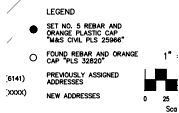
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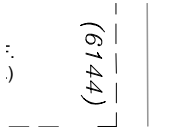
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CATTLE BARON WAY (50' R.O.W.)(50' R.O.W.)



Subject:
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LEGEND SET NO. 5 REBAR AND ORANGE
PLASTIC CAP "M&S CIVIL PLS 25966" FOUND
REBAR AND ORANGE CAP "PLS 32820"
PREVIOUSLY ASSIGNED ADDRESSES NEW
ADDRESSES



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(6144)

6113
N56

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Color:

TRACT D
37,483 S.F.
(0.86 AC.)

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122
221 C E

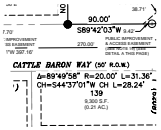
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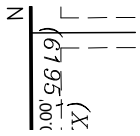
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CATTLE BARON WAY (50' R.O.W.)(50' R.O.W.)



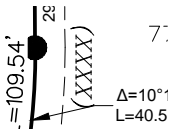
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54

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54



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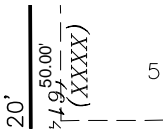
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134

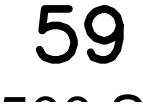
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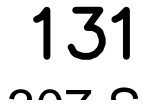
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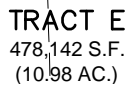
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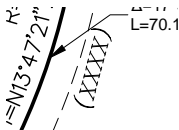
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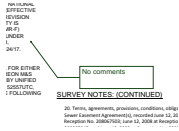


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dsdparsons (1)



Subject: Callout
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Date: 12/7/2017 2:27:36 PM
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No comments

dsdrice (2)



Subject: Callout
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Author: dsdrice
Date: 12/11/2017 1:30:03 PM
Color: ■

Doesn't the LOMR-F need to be approved first?



Subject: Cloud+
Page Label: [1] SHEET 10F2
Lock: Unlocked
Status:
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Author: dsdrice
Date: 12/11/2017 2:30:23 PM
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Revise all to 2018
